



**Stable Cottage, Paschoe Farm, Bow, EX17 6JT**  
£1,100 pcm

# Stable Cottage, Paschoe Farm

Bow, Crediton

- Large, three bedroom property
- Rural location
- Private parking and garden
- Beautiful surroundings
- Two ensuites and family bathroom
- Open plan kitchen and living space

Stable Cottage is a converted building on the grounds of Paschoe Farm (formerly Paschoe House Hotel). The property is located approximately half way between Coplestone and Bow and sits in lovely grounds with access for walking, enjoying the surrounding countryside. The property has been converted and recently updated and now offers generous living space of 200sqm over 2 floors. The ground floor is accessed by private entrance and comprises fitted kitchen, living room, utility, family bathroom and third bedroom. On the first floor there are two further, very large bedrooms both with full ensuite bathrooms. The property is serviced by modern, high heat retention, low cost electric heating and the property is also fully double glazed. To the outside, there is an enclosed private garden and private parking for 3-4 vehicles.





**TERMS :**

Rent - £1100pcm

Deposit - £1100

Available - Now

Unfurnished or partially furnished

Heating - Electric

Water - mains supply and private septic tank

Pets - Considered

EPC - C72

Council Tax - Band C

**DIRECTIONS :** For sat nav, please use postcode or Paschoe house

What3words - ///bluff.nitrogen.groom

**Interested in a viewing?**

Give us a call or drop us an email with a couple of dates and times that work for you and we will get you booked in. You will always find our latest opening hours on the Helmores website so you know when the team is available.

**Ready to apply?**

We can send you a simple online application form or provide a paper copy if you prefer. We will also need to check your ID to meet the Right to Rent rules, which apply to all tenancies. Full government guidance can be found here:

<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>



**Need help with the renting process?**

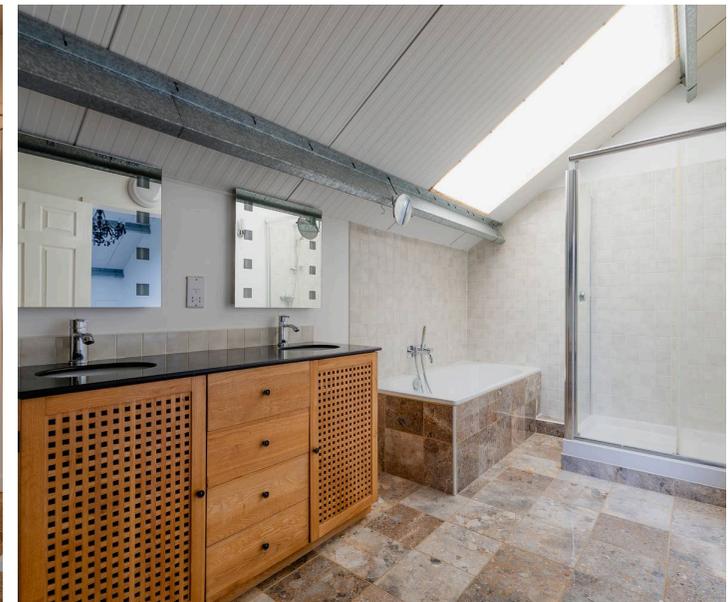
Our rentals team is here to guide you from first enquiry to move in day, keeping everything clear and straightforward. If you'd like to read ahead, our step by step renting guide is here:

<https://helmores.com/guide-to-renting-property>

**Client Money Protection : Helmores is covered by Propertymark Client Money Protection**  
<https://www.propertymark.co.uk/professional-standards/client-money-protection/>

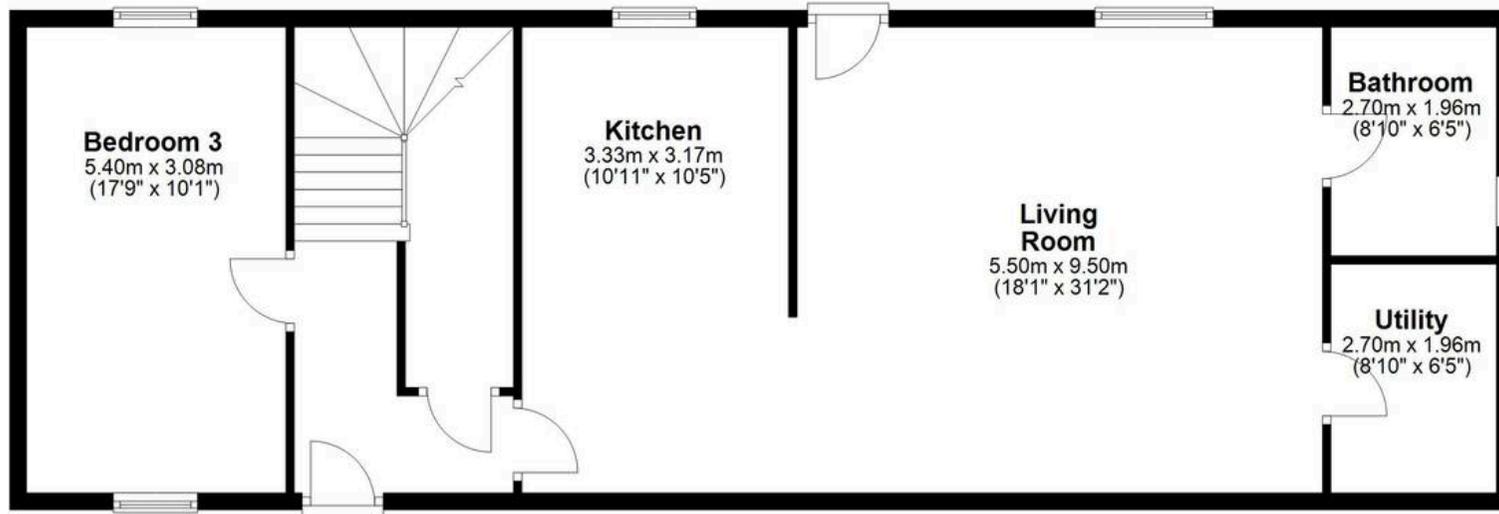
**Tenant Checks :** All applicants will undergo full referencing and must meet Right to Rent requirements. Government guidance :  
<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

**Tenant Fees :** No other tenant fees apply under the Tenant Fees Act 2019.



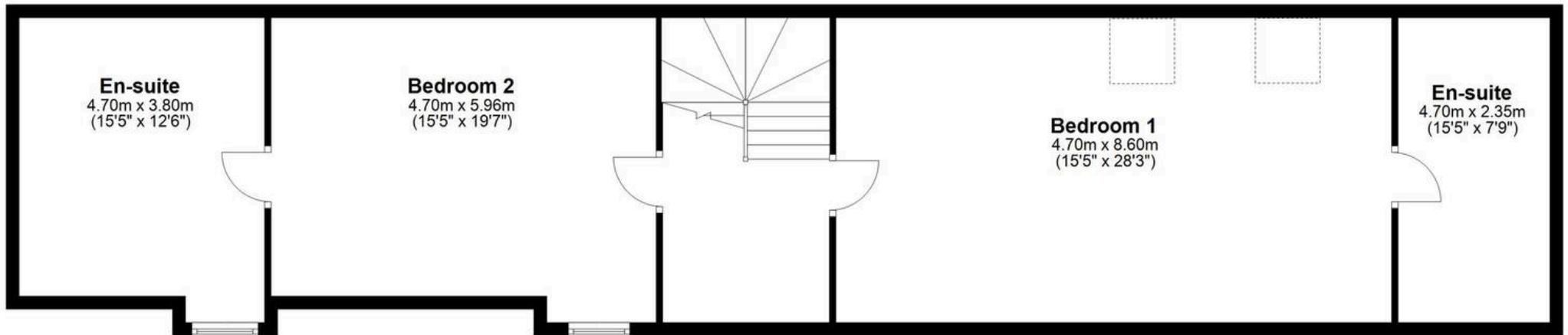
### Ground Floor

Approx. 95.6 sq. metres (1029.3 sq. feet)



### First Floor

Approx. 111.1 sq. metres (1195.7 sq. feet)



Total area: approx. 206.7 sq. metres (2225.0 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

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[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.